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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

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DIRECTOR

DATE: JUNE 9, 2005

TO: PLANNING COMMISSION

FROM: MARTHA NEDER, AICP, PLANNER

SUBJECT: STUDY SESSION ON PROPOSED UPDATE OF THE CAMBRIA AND  
SAN SIMEON ACRES COMMUNITY PLANS OF THE NORTH  
COAST AREA PLAN (LRP2004-00024)

INTRODUCTION

A brief introductory study session on the proposed update of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan (Community Plans Update) will be held on June 9, 2005.

The Public Hearing Draft of the Community Plans Update, distributed to you under separate cover, is a result of the County's efforts to update the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan. The Public Hearing Draft also includes updates to the Cambria Design Plan and the Coastal Zone Land Use Ordinance (CZLUO). The Draft Environmental Impact Report (DEIR), also distributed to you under separate cover, addresses the environmental impacts that may be associated with the update.

The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge of the Santa Lucia range. The update pertains to the areas within the Urban Reserve Line of Cambria and the Village Reserve Line of San Simeon Acres. Proposed CZLUO amendments apply to the entire Coastal Zone.

The first public hearing for formal consideration of the Community Plans Update is tentatively scheduled for June 23, 2005. A detailed staff report on the update will be prepared for that agenda.

Copies of the Public Hearing Draft and the Draft Environmental Impact Report for the Community Plans Update are distributed to you under separate cover. Please bring those documents to today's meeting.

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## SUMMARY

The Public Hearing Draft includes a number of proposed text and mapping changes to the Cambria and San Simeon Acres portions of the existing North Coast Area Plan along with relevant background information to establish the setting based on updated information. No changes to the Rural Area standards, programs, or combining designations are proposed as part of this project. Also proposed are text changes to sections of the Cambria Design Plan and the CZLUO. The proposed amendments to the Coastal Zone Land Use ordinance includes many standards that were formerly proposed to apply only within the urban areas of Cambria and San Simeon Acres.

TEXT CHANGES: Addition of a new “Coastal Access” chapter; Update of background information; Propose addition and/or modification of future programs for public services, land use, circulation, combining designations, and public facilities; Revision and movement of Development Standards from the Cambria Design Plan to the North Coast Area Plan; Expanded Combining Designation standards to address potential impacts to Environmentally Sensitive Habitats; Footprint and Gross Structural Area limitations and the TDC program have been expanded to apply to development in the Single Family Residential category in areas such as Lodge Hill, Happy Hill, and Park Hill.

MAP CHANGES: Several land use category changes are proposed for portions of all land use categories; New areas to be included under Sensitive Resource Areas (recognizing Monterey Pine Forest); Recognition of a number of Historic Buildings in Cambria; Revised mapping of the Geologic Study Area to reflect existing Ordinance and Safety Element standards

## ADVISORY COUNCIL REVIEW

There has been extensive public participation throughout the update process. The North Coast Advisory Council (NCAC) has providing direction on major issues contained in the plan. NCAC’s comments on the previously released Public Review Draft have been incorporated into this Public Hearing Draft. The Public Hearing Draft was introduced to NCAC on May 18, 2005 and will be discussed further at their June 15<sup>th</sup> meeting.

## STAFF RECOMMENDATION

Hold the study session, receive the initial staff presentation, and discuss a tentative topic schedule for future hearings. No action is to be taken today as this matter is a study session preceding the public hearing to be at a future meeting.